



Minutes

Waukesha County Board

Executive Committee Meeting

February 16, 2015

Chair Decker called the meeting to order at 8:30 a.m. and led the committee in the Pledge of Allegiance.

Committee Members Present

Paul Decker (Chair)

Peter M. Wolff

Gilbert W. Yerke

David W. Swan

Pauline Jaske

James A. Heinrich

David D. Zimmermann

Others Present

Chief of Staff Mark Mader

Legislative Policy Advisor Sarah Spaeth

Director of Administration Norm Cummings

Programs and Projects Analyst Windy Jicha

Supervisor Kathleen Cummings

Supervisor Larry Nelson

Director of Public Works Allison Bussler

Internal Audit Manager Lori Schubert

Citizen Beth Hoefer-Jezo

Matt Masterson of The Freeman

Chief of Staff Shawn Lundie

Budget Management Specialist Bill Duckwitz

Director of Parks and Land Use Dale Shaver

Director of Public Works Allison Bussler

Citizen Marilyn Hagerstrand

Principal Assistant Corporation Counsel Eric Weidig

Citizen Milton Hagerstrand

Mary Emery of the Waukesha Preservation Alliance

Supervisor Duane Paulson

Discuss and Consider Ordinance 169-O-095: Reauthorize the Waukesha County Small Business Leverage Loan Program (WLLP)

N. Cummings explained that the WLLP was established in 2012 to provide “gap” loans to small businesses. The original ordinance stipulated that the program would sunset after three years unless the county board adopted an ordinance to continue the program. The program has provided loans totaling \$440,000 to nine businesses leveraging an estimated \$7.8 million in private sector loans. The program helped these businesses retain 243 full time jobs and 60 part time jobs and is expected to create 75 new positions in the next two years.

In response to Jaske’s question, N. Cummings said the county has collected \$19,000 in interest from the loans. Loan principles become due three years after loan origination. Jaske asked how many jobs were created by WLLP? N. Cummings said he will ask Wisconsin Municipal Mutual Insurance Company, the loan administrator, for the information and report back to the committee midyear.

Regarding approval of this ordinance, Zimmermann asked how long is the program authorized to continue? N. Cummings said the county board can stop the program at any time.

Motion: Swan moved, Heinrich second, to approve Ordinance 169-O-095. Motion carried 7-0.

Correspondence

A list of correspondence was distributed.

Approve Minutes of December 16, 2014

Motion: Heinrich moved, Jaske second, to approve the minutes of December 16, 2014. Motion carried 7-0.

Meeting Approval

Motion: Swan moved, Jaske second to approve attendance of Decker at the 2015 National Association of Counties Legislative Conference in Washington D.C. February 20-23, 2015. Motion carried 7-0.

Future Agenda Items

- Update on Waukesha County Economic Development Corporation

Public Comment

Emery spoke in support of Resolution 169-R-006 and opposition of 169-R-007. Resolution 169-R-006 best represents Waukesha County's interests and returns the former Health and Human Services (HHS) building to tax rolls and generates revenue.

Paulson spoke in opposition of both resolutions but if forced to choose, would favor 169-R-007 because it better addresses county issues. Paulson remains in favor of demolishing the edifice.

Hoefer-Jezo supports Resolution 169-R-006 because of the historical significance of the building to the community.

Discuss and Consider Resolution 169-R-006: Process for Determining the Disposition of the Historic Health and Human Services (HHS) Building

K. Cummings and Nelson discussed this resolution which initiates a process to solicit proposals (RFPs) relative to the sale of the former HHS building. K. Cummings reviewed a PowerPoint presentation stressing how the county benefits from the sale of the building including cost avoidance by not demolishing the building, increased tax levy, decreased county liability, increased sense of community, etc. and enumerated the differences between Resolutions 169-R-006 and 169-R-007. K. Cummings stressed that the City of Waukesha would not require a new access road to the building if it is sold. Nelson said he is hopeful the executive committee can come up with one resolution to deal with the building. He commented that neither resolution addresses future parking needs of the new or former HHS buildings.

Swan said the public works committee had considerable discussion about the outline/footprint of the property. He would like add the word "approximate" to line 29 of Resolution 169-R-006 as such:

"...preservation, in concert with sale of the associated attached approximate footprint of property."

In response to Zimmermann's question, K. Cummings said the developer who buys the building would be responsible for zoning requirements and ensuring that the number of available parking spots is consistent with proposed use. N. Cummings noted that the county may not get any proposals that meet all of the RFP requirements.

Wolff asked will the RFP include an exact description of the property's footprint? Decker said the diagram of the footprint included with the ordinance is a generality. The developer will decide the exact footprint.

Discuss and Consider Resolution 169-R-007: Resolution to Solicit RFPs for the Former Health and Human Services Building Disposition to Include Sale of Land

Bussler provided a timeline of past actions related to the disposition of the former HHS building and future considerations. Shaver said Resolution 169-R-007 was developed because of the county executive's concerns surrounding the sale of the building including building access, appropriate parking for both the old and new HHS building, and the need to rezone comparable land for future county use.

The committee discussed how to best define the old HHS building's footprint in the RFP and the possibilities of rezoning comparable land for county government's expansion needs.

Yerke commented that it is not typical to tie future, unknown zoning needs to a resolution. County land use changes are typically handled through the master planning process at the time changes are needed. Shaver agreed that land use changes are included in the county's master plan. N. Cummings said by selling this property, the county gives up land designated for future county consolidations and expansions. Alternate space needs to be found before the county gives up this space. The committee discussed possible parcels and rezoning needs to accommodate future county government expansions. Spaeth reminded the committee there will be no need to rezone comparable land if no suitable proposal is submitted.

In response to Jaske's question, Bussler explained the steps needed to remove the building from the national and state historical registries.

Swan said he does not want the land sold because that would leave a hole in the campus. Jaske said the county should consider selling the land if it meets the needs of the community. Wolff argued that there is no community need.

Decker distributed and reviewed proposed amendments to Resolution 169-R-006. Mader said the amendments, reviewed by administration and corporation counsel, will provide an authentic and transparent RFP.

Motion: Wolff moved, Jaske second, to approve Resolution 169-R-006.

Motion: Swan moved, Wolff second to amend Resolution 169-R-006 as follows (additions are underlined, deletions are crossed out):

Line 29: *...preservation, in concert with sale of the associated attached approximate footprint of property.*

Lines 49-50: ~~*That access to the building and property are anticipated to occur through the current method and practice.*~~ *Access to a public road will be provided at no cost to the county.*

Lines 82-85: *BE IT FURTHER RESOLVED to protect future taxpayers, that prior to the actual sale of the former Health and Human Services building and property, that comparable land be rezoned for County use.*

In response to Wolff and Swan's concerns, Shaver said in regards to Resolution 169-R-006, all regular county RFP procedures would be followed.

Jaske said the amendment indicates that comparable land will be rezoned for county use. Who determines what is comparable land? Shaver said zoning changes would be incorporated into a proposed county master plan for county board consideration. In response to Swan's questions, Decker said the rezoned comparable land could be the Moor Downs Golf Course and Bussler said numerous operational studies indicate that buildings located on the campus save the county time and money.

Yerke said he would vote for the amendments but feels these changes will make the RFP process impossible to complete.

Motion to approve the amendments carried 7-0.

Motion to approve Resolution 169-R-006 as amended carried 7-0.

Motion: Wolff moved, Zimmermann second, to table Resolution 169-R-007. Motion carried 7-0

Future Agenda Item

- Long Term Land Use Planning (Decker, Shaver)

Discuss and Consider 2015-2017 Audit Plan

Schubert reviewed the 2015-2017 audit plan indicating which projects are ongoing, internal/external, on schedule, etc. for 2015. She said 2016-2017 projects' internal/external designations have yet to be decided.

Yerke recommended reviewing the timeliness of the county's land use and public works permits processes. Yerke said he has had complaints about the amount of time it takes to get a land use permit. Decker said an audit could investigate the total length of time it takes the county to issue a permit. Schubert said it could include whether or not the county is completing the process in a timely fashion and suggest efficiencies to reduce wait times.

Motion: Heinrich moved, Jaske second, to approve the 2015-2017 audit plan. Motion carried 7-0.

Report on the 2015 Wisconsin Counties Association Legislative Exchange

Zimmermann said the conference was good and he is glad he went. He really liked hearing agency leaders' presentations and the fiscal outlook. Swan said he learned a lot at the conference and recommended others attend. Swan was excited to attend the governor's budget presentation.

Discuss and Consider the Following Appointments:

169-A-039: Appointment of Duane Paulson to the Aging & Disabilities Resource Center (ADRC)

Motion: Jaske moved, Zimmermann second, to approve Appointment 169-A-039. Motion carried 7-0.

Motion: Heinrich moved, Zimmermann second, to approve the following appointments en masse.

169-A-040: Appointment of Carl Pettis to the Wisconsin River Rail Transit Commission

169-A-041: Appointment of Kurt W. Bauer as Waukesha County Surveyor

169-A-042: Appointment of Tim Whitmore to the Health & Human Services Board

169-A-043: Appointment of Mike Payne to the Airport Operations Commission

169-A-044: Appointment of Arnold Moncada to the Sheriff Civil Service Commission

169-A-045: Appointment of Jenni Warren-Zielke to the Sheriff Civil Service Commission

169-A-046: Appointment of G. William Chapman to the Sheriff Civil Service Commission

Motion carried 7-0.

County Board Committee Reports by Committee Chairs for the Following 2015 Meetings:

Public Works – January 15 & February 12 – Swan said at the January meeting, the committee approved roofing upgrades, had an update on the Wisconsin Counties Highway Association 2015 Winter Highway Conference and toured the old HHS building. On February 12, the committee approved an airport bid, one ordinance and two resolutions. The committee also had an update on the 2015 WCA Legislative Exchange.

Finance – January 21 – Heinrich said the committee approved the contract procurement process for the E-911 phone system and two fund transfers and heard reports on the audit planning report by Baker Tilly, LevLoan Program, disposal of fixed assets and lean government initiatives.

HHS – January 15 & February 12 – Yerke reported that in January, the committee had presentations on IMPACT 2-1-1 Milwaukee, influenza, 140 Review for public health division recertification and Veterans Administration response to request for recently discharged veterans information, and approved Mental Health Center appointment applications. On February 12, the committee approved an ordinance, had presentations on the Affordable Care Act, crisis intervention grant and team training, and behavioral health pharmacy. The committee also toured the pharmacy.

Waukesha County Historical Society Board – Yerke said the organization's cash flow is critical especially since the county is no longer providing funding. Work continues to repurpose the building.

Judiciary – February 13 – Wolff said the committee had an update on federal seized funds law changes and approved an ordinance.

Legislative Update

Spaeth said the governor's newly released budget is being analyzed and includes major changes for determining property values. Funding for shared revenues, youth aids and general transportation aids are expected to remain the same.

Yerke noted that changing property value determination from a municipality to county function would greatly affect both government bodies' workforce and budgets. Spaeth said the proposal is an attempt to consolidate. The League of Municipalities has concerns about the proposal. Mader said consideration about budgetary changes would be needed.

Motion: Zimmermann moved, Wolf second, to adjourn the meeting at 11:46 a.m. Motion carried. 7-0.

Respectfully submitted,

Peter Wolff
Committee Secretary